

# REDEVELOPMENT OPPORTUNITY FOR SALE

+/- 2.1 ACRES

## 1821 N. DAVIDSON STREET AT E. 22ND STREET CHARLOTTE, NORTH CAROLINA



**ATKINS PROPERTIES**

421 Penman Street  
Suite 110  
Charlotte, NC 28203  
704-376-7484  
Fax: 704-376-7486

Call Mindy Leonard  
704-619-0408



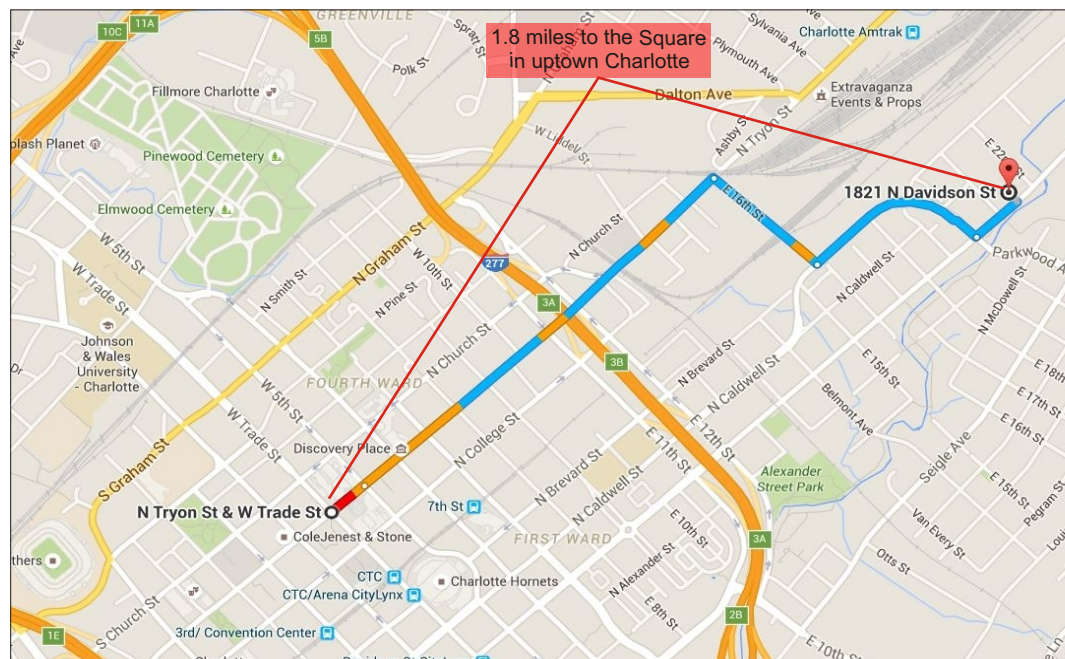
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#### PARCEL DETAILS:

- Redevelopment opportunity in the bustling NoDa historic arts & entertainment district
- 0.25 mile from the LYNX Parkwood light rail station
- Targeted for Transit Oriented Mixed Use by the city of Charlotte. Currently zoned I-2
- 1.5 miles from uptown Charlotte
- 0.7 mile to I-277/Brookshire Freeway
- 21-acre Cordelia Park and Sugar Creek Greenway directly across N. Davidson Street
- Currently improved with +/- 35,000 SF distribution warehouse
- Tax Parcel ID # 08304417
- Price: \$4,500,000



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